



**Affidavit**

Township of Puslinch  
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0  
(519) 763-1226

Cloudpermit application number  
CA-3523001-P-2024-56

and Jeff Buisman,  
van Harten Surveying

**Applicant, Agent**

Last name Keast	First name Hailey	Corporation or partnership Van Harten Surveying Inc.
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

**Property owner, Payer**

Last name Sloot	First name John	Corporation or partnership Sloot Construction
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

**Subject Land Information**

Address	Legal description	Roll number
480 ARKELL RD (Primary)	PLAN 131 EOBL PT LOT 6	2301000008107000000

**Sworn Declaration of Applicant**

Complete in the presence of a Commissioner for taking affidavits

I, Van Harten Surveying Inc. (Hailey Keast), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[Redacted Signature]

[Redacted Signature]

Signature of Commissioner for taking affidavits

[Redacted Signature]

Municipality

Guelph

Day, month, year

11/07/2024

Place an imprint of your stamp below

[Redacted Stamp Imprint]

**Affidavit and signatures**


**Applicant**

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

**Notice with respect to collection of personal information**

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

 Digitally signed on July 11, 2024 at 11:15:19 a.m. EDT by Hailey Keast.

Send correspondence to	
Send correspondence to <input type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession	Lot 6, East of Blind Line	Registered Plan Number 131	
Area in Hectares 2.3	Area in Acres	Depth in Meters 340	
Depth in Feet	Frontage in Meters 18.0	Frontage in Feet	Width of road allowance (if known) Current is 25.2m and road widening required to be 30m

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non-conforming use	
What is the nature and extent of the relief that is being applied for? A minor variance is being requested for the Retained Parcel of Severance Application B32-24. A) To permit a reduced lot frontage of the Retained Parcel to be 18.0m vs. 25m as required in Table 11.3 of the Zoning By-law.	Why is it not possible to comply with the provisions of the by-law? A severance was approved at the subject property to create a new parcel for rural residential purposes. The frontage of the Retained Parcel was slightly under with the severance configuration and a minor variance is required to address the deficiency of 7m. Please see the covering letter for more details.

What is the current Official Plan and zoning status?	
Official Plan Designation Special Policy Area (PA7-4)	Zoning Designation Agricultural
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input checked="" type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Arkell Road	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input type="checkbox"/> Storm Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Rural Residential	What is the existing use of the abutting properties? Rural Residential / Agricultural

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters Retained Parcel is vacant	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters N/A
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors N/A	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters N/A	Ground Floor Area (Exclude Basement) in Square Feet N/A	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters Eventual dwelling to be built, but not proposed at this time.	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters N/A
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors N/A	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters N/A	Ground Floor Area (Exclude Basement) in Square Feet N/A	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters Retained Parcel is vacant	Front Yard in Feet N/A	Rear Yard in Meters N/A
Rear Yard in Feet N/A	Side Yard (interior) in Meters N/A	Side Yard (interior) in Feet N/A
Side Yard (Exterior) in Meters N/A	Side Yard (Exterior) in Feet N/A	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property December 2009	Date of construction of buildings property Pending severance and minor variance completion	How long have the existing uses continued on the subject property? Many years
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Other Related Planning Applications		
Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Consent (Severance): File Number B32-24	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands 480 Arkell Road
Consent (Severance): Purpose Rural Residential Severance	Consent (Severance): Status Approved subject to conditions	

Minor Variance Application must be commissioned
Please confirm the following <input checked="" type="checkbox"/> I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.